

TOWN OF WELLESLEY



MASSACHUSETTS

## ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

RICHARD L. SEEGL, CHAIRMAN  
J. RANDOLPH BECKER, VICE CHAIRMAN  
DAVID G. SHEFFIELD

LENORE R. MAHONEY  
EXECUTIVE SECRETARY  
TELEPHONE  
(781) 431-1019 EXT. 2208

ROBERT W. LEVY  
WALTER B. ADAMS  
DEREK B. REDGATE

ZBA 2014-82  
Petition of Babson College  
12 Babson College Drive (Park Manor South) &  
4 Park Manor Way (Park Manor Central)

---

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, September 18, 2014, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of BABSON COLLEGE requesting Site Plan Approval pursuant to the provisions of Section XVIA and Section XXV of the Zoning Bylaw for renovations including new sanitary service, sanitary line re-routing, connection of areaway drains, downspouts and underslab drains to the drain main which will be temporarily connected to the existing manhole in Park Manor Way, domestic water and fire service connections, new transformer and electrical connection to existing manhole, new electric service, generator, chilled water service, completion of stormwater system, new telecom services, as well as site improvements, at 12 BABSON COLLEGE DRIVE (PARK MANOR SOUTH) AND 4 PARK MANOR WAY (PARK MANOR CENTRAL), in an Educational A District.

Presenting the case at the hearing were Steven Langer, Esq., Counsel for Babson College (the Petitioner) and Kyle Larabee, Project Architect. Mr. Larabee said that representatives from Nitsch Engineering, Copley Wolff Design Group and Consigli Construction were also present at the hearing.

Mr. Langer said that the request is for Site Plan Approval (SPA) and for a Special Permit for a major construction project in a Water Supply Protection District (WSPD) for renovation of two of the College's oldest buildings, Park Manor South and Park Manor Central first year residence halls. He said that they are adjacent to the new residence hall that the Board approved last year.

Mr. Langer said that the proposed work falls within a major construction project definition, as there will be re-grading or displacement of over 5,000 square feet of ground cover. He said there are two procedural aspects to this. He said that there is an overlap of some of the site work from last year's project and this year's project. He said that they are asking the Board to transfer some of the site work from last year's project into this project because of sequencing. He said that, in order to get a Certificate of Occupancy (CO) for the new residence hall, that site work would have to be completed. He said that, in connection with this project, that site work would have to be ripped up and redone. He said that they are asking the Board to take some of the finish work from the new residence hall project and put it into this project so that after these buildings are done, it will not hold up a CO for the new residence hall. He said that the Building Inspector suggested that the Applicant proceed in this manner.

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02458  
2014 NOV 10 A 11:31

Mr. Langer said that, with respect to the current project, the two buildings will be completed at different times, approximately seven to eight months apart. He said that they would like to be able to finish the infrastructure for Park Manor South first and get a CO even though there will be site work that will not be done until Park Manor Central is completed. He said that there is a Phasing Plan in the application and there is a plan that shows the overlap area of this project and the prior one.

Mr. Larabee said that the buildings are largely untouched since when they were built. He said that Park Manor South was built in 1925. He said that it is a three-story Neo-Georgian style. He said that Park Manor Central was built in 1930 and was designed by the same architect. He said that it is four stories and is a much larger building but detailed much the same as Park Manor South.

Mr. Larabee said that the plan is to restore and replicate the original detail. He said that the buildings are significant assets to the College in terms of their historical nature. He said that they will be cleaning, repairing and re-pointing the brick as necessary. He said that the original slate roofs will be coming off and new natural slate roofs will go back on. He said that the existing painted wood moldings and trims will be replicated. He said that the windows will be replaced with modern, thermally broken windows that will replicate the mutton patterns of the original windows.

Mr. Larabee said that Park Manor South will have new terracing and a social stair that will connect to the quad.

Mr. Larabee said that the inside of the buildings have largely been untouched. He said that they are inadequate in terms of codes, accessibility, building operations and systems, and energy performance. He said that they will improve all of that and bring it up to 2015 standards.

Mr. Larabee said that they will be investing a lot of effort in the quad site to make a significant new campus landscape for the freshmen. He said that the major moves are creating a large green open space. He said that there is a relatively flat area for recreation. He said that there is also green space in a more graded area down to Park Manor North. He said that they will be creating exterior social spaces to get students out of the residence halls. He said that the paths are fully accessible walkways, not ramps, to Park Manor South. He said that the existing entry to Park Manor Central is at the second floor. He said that they will be demolishing that entry and building an accessible entrance off of the quad. He said that both buildings have elevators, so they will be accessible throughout.

Mr. Larabee said that accessing the Park Manor South site will be the same as access to the new residence hall. He said that in the summer of 2015 both buildings will be in construction. He said that Park Manor South will be finished in August of 2015 and Park Manor Central will continue to be under construction. He said that getting into the fall, winter and spring, the Park Manor Central project will condense even further. He said that construction traffic will be the same as for the new residence hall.

Mr. Larabee said that construction workers will park in the Trim Lot and walk to the construction site. He said that the construction traffic route will be from Cedar Street to Wellesley Avenue through the gate off of Wellesley Avenue with the restriction that construction vehicle traffic not go west of the intersection of Wellesley Avenue and Forest Street.



Mr. Larabee said that the original limit of work for the new residence hall will be overlapped by the limit of work for the proposed project. He said that the proposal is to transfer the finish work of landscaping, walkways, benches, trees, and shrubs that are in the zone of the proposed project. He said that when they graded out accessible paths to each building, the grading was higher. He said that the site will have to be re-graded to make it a fully accessible site.

Mr. Larabee discussed the utility work that is required to open Park Manor South and Park Manor Central. He said that the plan is to ask the Building Department to segment completion of the utility work so that Babson can open Park Manor South in the fall of 2015 while the work for Central is ongoing. He said that a detailed description of the segmented work was submitted with the application under Project Approach. He said that he tried to describe the landscaping, the plantings and trees for the entire project that they want to associate with Park Manor Central. He said that they want to do all of the planting in the spring of 2016 in advance of seeking occupancy for Park Manor Central.

The Board said that what is proposed makes sense in terms of logistics for approvals and occupancies.

The Board asked about the interplay between site work and the CO. The Board asked if everything on the plans has to be completed before a CO can be issued. Mr. Langer said that the landscaping is part of the building permit. He said that the building permit for Park Manor West requires that the site work be complete. The Board said that Tab 1 in the application package speaks to the construction phasing. The Board asked why the permit could not be done in the same way; that is phasing the permits. Mr. Langer said that they are requesting one Site Plan Approval but are asking the Board to treat it as two internally distinct projects.

Ben McConchie, Babson, said that he spoke with Mike Grant and was told that Babson has to meet all of the Zoning requirements for him to issue some of the final paperwork. The Board discussed conditioning the decision to say that something is part of one decision and not the other or having a condition that refers to a plan.

The Board discussed concerns about the Traffic Management Plan. The Board said that throughout a substantial part of the project, there will be in excess of 60 trucks a day and at other times there will be 40 to 60 trucks a day. Jacob Hawes, Consigli Construction, said that the rough truck counts are all coming off onto Tomasso Way. He said that the number may look high because they are accounting for small trucks with office supplies and superintendents going in and out of the gate. The Board asked about the number of large construction vehicles. Mr. Hawes said that they have estimated 20 large trucks per day. The Board said that a concern is that, at the same time that this project is going on, the Town will have two elementary school projects going on during summer months. The Board said that one project will take the exact same construction traffic route until it reaches Fiske School and the other will use Route 9 and then travel in the opposite direction on Cedar Street. The Board said that it will be a very congested area. The Board said that Babson construction traffic will be coming down Wellesley Avenue, which is narrow, curvy road that goes up and down. The Board said that it would not want to have those loaded trucks at 7 am when they may wake up everyone in the neighborhood on Cedar Street and Wellesley Avenue. The Board said that it needs more specificity on that.



The Board said that another concern is that the State will be starting construction on the Route 9/Route 128 intersection within the next 12 months. Mr. Hawes said that they could get back to the Board with more specific quantities and sizes of vehicles. The Board said that a condition will be that Babson will have to talk to the Permanent Building Committee (PBC) and the General Contractor for both of the school projects to determine how much traffic there will be and coordinate, and then get the Police involved. The Board said that the intersection of Route 9 and Cedar Street is not good for cars, let alone trucks. The Board questioned how large trucks will be able to make the swing off of Route 9 onto Cedar Street.

Mr. Langer said that during past year they have been working on the project for the new residence hall at the same that Wellesley Country Club has had two projects going on. He said that they coordinated with the Country Club to coordinate truck traffic and deliveries. He said that it has been relatively smooth.

The Board said that it hoped that there would not be heavy construction equipment moving until after 9 am because the proposed construction traffic routes are also commuter routes in the morning. The Board said that it will look at the restrictions in the decision for the Park Manor West project.

The Board said that the Construction Management Plan (CMP) shows working hours of 7 hours a week. Mr. Hawes said that Saturday is a makeup day.

The Board asked if the plan is to sweep on Forest Street or have a wheel wash coming off of the construction area. Mr. Hawes said that they intend to have a wheel wash, as required. He said that if debris does get onto Forest Street, they will sweep it.

The Board asked about the proximity of this project to the playing fields and the difference in elevation. The Board said that previously there were concerns from the neighbors about water issues on Wellesley Avenue when the parking lot at the west gate was renovated. Mr. Larabee said that he did not have the distance and elevation information but his understanding of the site is that the project location and the playing fields drain in different directions. The Board said that drainage will be going into existing pipes.

The Board asked for responses to George Saraceno's comments of September 12, 2014. Mr. Larabee said that Babson responded to those comments. The Board said that it will need to see a final letter from Engineering stating that their comments have been addressed. Mr. McConchie said that they met with Engineering after they got the comments. He said that he spoke with George Saraceno, who was going to send a letter.

The Board confirmed that the email that was received from Mr. McConchie on September 17, 2014 was in response to Engineering comments. Mr. Larabee said that the email response also had one response to the Design Review Board (DRB). The Board confirmed that fundamentally the changes were external not internal.

Joshua Alston, Nitsch Engineering, said that he is the Project Manager for the project. He said that currently the stormwater management system discharges at three points. He said that they will not change the discharge points. He said that the plan is to upgrade the stormwater management system to current standards. He said that, as part of that, they looked to mitigate peak runoff rates at all three discharge

points to pre-existing conditions or less. He said that they will upgrade the water quality treatment of the stormwater discharge leaving the site. He said that they will incorporate catch basins with deep sumps and water quality structures. He said that one of those is a filtration system that filters out total suspended solids and phosphorus, which is a concern for stormwater in this area.

Mr. Alston said that they did an extensive subsurface investigation for the west residence hall. He said that they extended that investigation to the southeast to cover this site area as well as areas going down toward Forest Street. He said that the conclusions of both subsurface investigations were that the site is located on hard pan glacial till that has low permeability. He said that they cannot infiltrate stormwater runoff into the ground. He said that they will mitigate the rate but cannot dispose of the water on-site. He said that they will maintain the existing drainage patterns.

The Board asked if there are any other BayFilters on campus. Mr. Alston said that the first application was the new residence hall. He said that they will continue that structure throughout, at the request of Babson, so that their Operation & Maintenance (O & M) is on a constant level where they know what they are dealing with, including changing out filters. He said that they are creating a standard for the campus that will meet DEP standards. He said that he came to a resolution about the system with George Saraceno, who accepted the argument, and it is now just a question of getting the information to him.

The Board asked about the change that was made based on the DRB recommendation. Mr. Larabee said that portions of the two lower sections of the social stair skip a riser to become benches. He said that the DRB suggested that rather than having a switch back, to have them in a row so that there is a seating zone with a railing in between and a circulation zone. He said that they made the change to the documents that were submitted on September 17, 2014.

The Board said that DRB recommended examining the circulation related to the fire pit. The Board said that DRB had some suggestions about tree locations. The Board said that it understood that open space was needed for activities such as Frisbee playing. A Board member said that his experience with Campus Planning is to wait for the snow to see where the students go to determine where to put the paths. Mr. Larabee said that the plan was to watch the green space to see how it is used.

The Board asked about tying the transfer of the final landscaping from new residential hall to Park Manor South and Park Manor Central by plan reference. Mr. Larabee said that if the plans do not work to achieve that, they can create new a plan that is very focused on the question.

The Board asked about the fire pit in the quad. Mr. Larabee said that they are thinking about having that. The Board asked how the gas will work and who will control the on and off. Mr. McConchie said that it will be controlled by a member of the staff, not the students.

There was no one present at the public hearing who wished to speak to the petition.

### **Submittals from the Applicant**

- Project Overview



- Application for Site Plan Approval, dated July 22, 2014
- Site Plan Approval Review Plans and Submittal Checklist
- Official Development Prospectus, dated July 22, 2014
- Application for a Special Permit for a Major Construction Project in a Water Supply Protection District, dated July 22, 2014
- List of Drawings
- Abutters List
- Electrical System Impact Analysis
- Campus Parking Analysis Update
- Traffic Impact Analysis Memorandum
- Stormwater Management Report
- Sewer System Impacts
- Water Conservation Measures
- Water Supply for Fire Protection
- Traffic Management Plan
- Construction Traffic
- Site Access Plan
- Site Logistics Plan
- Operation and Maintenance Plan (O & M) and Long Term Pollution Prevention Plan (L TPPP), dated July 22, 2014, revised September 15, 2014

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02482  
2014 NOV 10 A 11:31

Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
	Title Page	7/22/14		
G0.1	Locus Map & Drawing List	7/22/14	PRA Architects	
EC-1.0	Existing Conditions Plan	7/22/12	Byron J. Andrews, RLA	
PP-01	Plot Plan	7/22/14	Byron J. Andrews, RLA	
C0.0	Notes and Legend Sheet	7/22/14	Joshua Alston, P.E.	
C0.1	Site Development Plan	7/22/14	Joshua Alston, P.E.	
C1.0	Site Sedimentation and Erosion Control	7/22/14	Joshua Alston, P.E.	8/25/14
C1.1	Site Sedimentation and Erosion Control Details and Notes Sheet	7/22/14	Joshua Alston, P.E.	
C1.2	Site Sedimentation and Erosion Control Details	7/22/14	Joshua Alston, P.E.	
C1.3	Site Utility Demolition Plan	7/22/14	Joshua Alston, P.E.	8/25/14
C2.0	Site Utility Plan	7/22/14	Joshua Alston, P.E.	8/25/14
C3.0	Site Grading and Drainage Plan	7/22/14	Joshua Alston, P.E.	8/25/14

C3.1	Detailed Grading and Drainage Plan	7/22/14	Joshua Alston, P.E.	
C3.2	Roadway Layout Plan and Details Sheet	7/22/14	Joshua Alston, P.E.	8/25/14
C3.3	Drainage Structure and Pipe Schedule	7/22/14	Joshua Alston, P.E.	8/25/14
C3.4	Drainage Profiles	7/22/14	Joshua Alston, P.E.	
C3.5	Drainage Profiles	7/22/14	Joshua Alston, P.E.	
C3.6	Utility Profiles	7/22/14	Joshua Alston, P.E.	
C4.1	Civil Details Sheet I	7/22/14	Joshua Alston, P.E.	
C4.2	Civil Details Sheet II	7/22/14	Joshua Alston, P.E.	8/25/14
C4.3	Civil Details Sheet III	7/22/14	Joshua Alston, P.E.	
LE000	Park Manor Quad Key Plan	7/22/14	John Henry Copley, Jr., RLA	
LE001	Tree Removal & Protection Plan	7/22/14	John Henry Copley, Jr., RLA	
LS100	Landscape Improvement Plan	7/22/14	John Henry Copley, Jr., RLA	9/16/14
LS200	Landscape Planting Plan	7/22/14	John Henry Copley, Jr., RLA	9/16/14
LC100	Landscape Improvement Plan	7/22/14	John Henry Copley, Jr., RLA	9/16/14
LC101	Landscape Improvement Plan	7/22/14	John Henry Copley, Jr., RLA	9/16/14
LC200	Landscape Planting Plan	7/22/14	John Henry Copley, Jr., RLA	9/16/14
LC201	Landscape Planting Plan	7/22/14	John Henry Copley, Jr., RLA	9/16/14
LD500	Landscape Details	7/22/14	John Henry Copley, Jr., RLA	9/16/14
LD510	Landscape Details	7/22/14	John Henry Copley, Jr., RLA	
LD520	Landscape Details	7/22/14	John Henry Copley, Jr., RLA	9/16/14
P/FP1.00	Plumbing & Fire Protection Site Plan	7/22/14	Christopher R. Hildreth, P.E.	
E1.00	Electrical Site Plan	7/22/14	Gilbert E. Martin, Jr., P.E.	
D2.1	Park Manor South Demolition Exterior Elevations	7/22/14	Kyle F. Larabee, RA	
D2.2	Park Manor South Demolition Exterior Elevations	7/22/14	Kyle F. Larabee, RA	



D2.3	Park Manor Central Demolition Exterior Elevations	7/22/14	Kyle F. Larabee, RA	
D2.4	Park Manor Central Demolition Exterior Elevations	7/22/14	Kyle F. Larabee, RA	
A1.1	Park Manor South New Work Plan Basement	7/22/14	Kyle F. Larabee, RA	
A1.2	Park Manor South New Work Plan First Floor	7/22/14	Kyle F. Larabee, RA	
A1.3	Park Manor South New Work Plan Second & Third Floor	7/22/14	Kyle F. Larabee, RA	
A1.4	Park Manor South New Work Plan Attic & Roof	7/22/14	Kyle F. Larabee, RA	
A1.5	Park Manor South Enlarged Plans	7/22/14	Kyle F. Larabee, RA	
A1.6	Park Manor Central New Work Plan Sub-Basement and Basement	7/22/14	Kyle F. Larabee, RA	RECEIVED TOWN CLERK'S OFFICE WELLESLEY MA 02482 2014 NOV 10 A 11:31
A1.7	Park Manor Central New Work Plan Ground Floor	7/22/14	Kyle F. Larabee, RA	
A1.8	Park Manor Central New Work Plan Second and Third Floor	7/22/14	Kyle F. Larabee, RA	
A1.9	Park Manor Central New Work Plan Fourth Floor and Attic	7/22/14	Kyle F. Larabee, RA	
A1.10	Park Manor Central New Work Plan Roof	7/22/14	Kyle F. Larabee, RA	
A1.11	Park Manor Central Enlarged Plans	7/22/14	Kyle F. Larabee, RA	
A2.1	Park Manor South Exterior Elevations	7/22/14	Kyle F. Larabee, RA	
A2.2	Park Manor South Exterior Elevations	7/22/14	Kyle F. Larabee, RA	
A2.4	Park Manor Central Exterior Elevations	7/22/14	Kyle F. Larabee, RA	
A2.5	Park Manor Central Exterior Elevations	7/22/14	Kyle F. Larabee, RA	
A2.6	Park Manor Central Exterior Elevations	7/22/14	Kyle F. Larabee, RA	
A3.1	Park Manor South Building Sections	7/22/14	Kyle F. Larabee, RA	



ZBA 2014-82  
Petition of Babson College  
12 Babson College Drive (Park Manor South) &  
4 Park Manor Way (Park Manor Central)

---

A3.2	Park Manor Central Building Sections	7/22/14	Kyle F. Larabee, RA	
A8.1	Park Manor South, Park Manor Central Window Details	7/22/14	Kyle F. Larabee, RA	
Fig 2	Proposed Watershed Areas	9/16/14	Nitsch Engineering	

On July 31, 2014, Pam Helinek, Wetlands Administrator, reviewed the project and determined that there are no wetlands or other resource areas protected by the Wetlands Protection Act and municipal wetlands protection bylaw at the project site.

On September 11, 2014, the Design Review Board reviewed the petition and voted unanimously to approve the project, with recommendation.

On September 12, 2014, George Saraceno, DPW Engineering Division submitted comments regarding the proposed project.

On September 17, 2014, the Planning Board reviewed the petition and recommended approval of the Site Plan Approval with conditions.

On October 2, 2014, Captain DiGiandomenico, Wellesley Fire Department reviewed the petition and had no issues with the project, subject to the Fire Department having final approval during the plan submittal.

### DECISION

The Board's approval of the Site Plan for the Project is premised on the Applicant's and Project's compliance with the following conditions (the "Conditions"). All requirements imposed by the Conditions or this Site Plan Approval shall be applicable to the entity responsible for the administration of the Project regardless of whether the condition specifically identifies the Applicant, the responsible entity, or no entity as having responsibility for a particular condition. By accepting this Site Plan Approval, the Applicant agrees to the terms, covenants, conditions, and agreements contained herein.

The Board found that the project meets the requirements of Section XIVE of the Zoning Bylaws for Water Supply Protection Districts. The Board voted unanimously to grant a Special Permit for a Major Construction Project in a Water Supply Protection District.

### CONDITIONS

1. By accepting this Site Plan Approval the Applicant agrees to the terms, covenants and conditions and agreements contained herein. This Site Plan Approval shall expire one year from the date hereof unless construction has begun by that date. The Applicant may apply to the Board for reasonable extensions to this Site Plan Approval for good and sufficient reason.

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02482  
NOV 10 11:31

2. Except for the relief granted by the Board as listed in these Conditions, the Applicant shall comply with all provisions of the Zoning Bylaw and general bylaws generally applicable to a project approved on September 18, 2014. No fees are waived in connection with the Project. Fees shall be those then in effect at the time of application for the permit or approval subject to the fee.
3. Contract documents, including working drawings and specifications for the Project shall undergo the usual and customary review and approvals of the Building Inspector, the Town Engineer, or any other applicable local inspector or board.
4. The Applicant will establish a website, or use an existing website during the duration of site construction activities, to provide Town officials and residents access to the most current scheduled activities and to notification of upcoming Project events that reasonably have the potential to impact the surrounding neighborhood.

#### **Design Conditions**

5. Design and construction of the Project shall fully comply with all applicable federal and state laws and regulations, including, but not limited to, the requirements of the Massachusetts State Building Code (780 CMR) and the Massachusetts Architectural Access Board (521 CMR). The Project shall be designed and constructed on the Site in accordance with the Plans, except as provided in this Site Plan Approval, including these Conditions. Any requirement of consistency with the Plans means as those Plans are modified by the Conditions.
6. The construction work for landscaping, hardscaping and grading shown on drawing LE000 prepared by Copley Wolff Design Group dated 22 July 2014 in the common area between the Project and Park Manor West included in the Site Plan Approval previously approved by the Board under ZBA 2013-45 (First Year Residence Hall, also known as Park Manor West) is hereby removed from the site Plan Approval for ZBA 2013-45 and incorporated into this Site Plan Approval and this Project. The site work associated with Park Manor South, Park Manor Central and the common area may be completed to support the completion and occupancy of Park Manor Central, provided that the utilities required for the occupancy and operation of Park Manor South shall be completed with Park Manor South, and the utilities similarly required for Park Manor Central shall be completed with Park Manor Central. It is the intent of this Condition 6 that the conditions under ZBA 2013-45 may be deemed completed and satisfied (and a certificate of occupancy may be issued for

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02482

2014 NOV 10 A 11:31



Park Manor West) prior to the completion of the work described herein, and further that the conditions for completion of Park Manor Central may be completed (and a certificate of occupancy may be issued for Park Manor Central) prior to the completion of the work described herein that pertains to Park Manor South.

### **Construction Conditions**

7. The Applicant shall implement its Traffic Management Plan as specified in its submittal dated July 22, 2014 and the Site Logistics Plans dated July 22, 2014 and attached to the Traffic Management Plan, as modified by these Conditions.
8. During the period of construction, all construction equipment and materials deliveries shall utilize: (1) Route 9 to Cedar Street to Wellesley Avenue to Forest Street; or (2) any other such route as the Applicant shall agree with the Wellesley Police Department prior to its use.
9. During the period of construction all construction equipment and materials deliveries shall be coordinated with the construction concurrently being implemented at the Fiske Elementary School through contact and coordination with the Town's Permanent Building Committee at (781) 431-1019 x2206 and its on-site superintendent at (401)-641-2889.
10. During the period of construction, all deliveries of construction materials and equipment shall be made only on Monday through Friday no earlier than 7:00 a.m. and no later than 6:00 p.m. Exterior construction work may be performed on the Site Monday through Friday commencing not earlier than 7:00 a.m. and completing not later than 6:00 p.m. and on Saturdays commencing not earlier than 9: a.m. and completing not later than 5:00 p.m.
11. During the period of construction, on-site parking for construction workers and for construction equipment is specifically permitted, and no vehicles of construction workers and no construction equipment shall be parked on Wellesley Avenue, Forest Street or any other public way of the Town. Trucks and construction vehicles on-site shall shut off engines when not in use, or when idling time exceeds five minutes.
12. All construction and delivery vehicles entering the site shall stop at an established construction exit for a wheel wash to prevent the entrance of materials deleterious to the Water Supply Protection District onto the streets of the Town. The Applicant shall cause Forest Street to be swept as frequently as required in the event that dust, dirt and debris not completely

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02482  
2014 NOV 10 AM 9:30

removed by the truck wash are deposited on Forest Street.

13. Insofar as practicable, refueling of construction equipment on the site shall be prohibited. In the event that on-site refueling cannot be avoided, such refueling shall be performed with due consideration to spill prevention and control measures that should reasonably be applied in a Water Supply Protection District.

#### **Use Conditions**

14. Operation and maintenance of the stormwater run-off and drainage system shall comply with the requirements of the Town's "Municipal Stormwater Drainage System Rules and Regulations" in effect as of September 18, 2014.
15. Landscaping shall be in conformance with the Landscaping Plan and shall be maintained, repaired, or replaced as needed by the Applicant.
16. There shall be no storage of prohibited chemicals, in accordance with Section XIVE of the Zoning Bylaw.

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02482  
2014 NOV 10 A 11:31

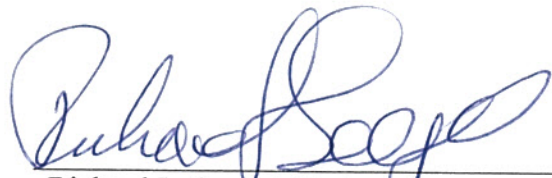



ZBA 2014-82  
Petition of Babson College  
12 Babson College Drive (Park Manor South) &  
4 Park Manor Way (Park Manor Central)

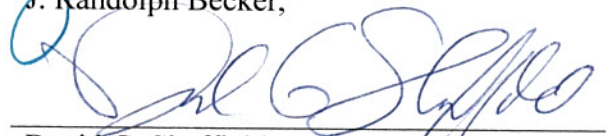
---

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02482  
2014 NOV 10 A 11:32

APPEALS FROM THIS DECISION,  
IF ANY, SHALL BE MADE PURSUANT  
TO GENERAL LAWS, CHAPTER 40A,  
SECTION 17, AND SHALL BE FILED  
WITHIN 20 DAYS AFTER THE DATE  
OF FILING OF THIS DECISION IN THE  
OFFICE OF THE TOWN CLERK.

  
Richard L. Seegel, Chairman

  
J. Randolph Becker,

  
David G. Sheffield

cc: Planning Board  
Inspector of Buildings  
lrm